

Delegated Decision

21 September 2020

Declare Surplus 66sq.mt of land to the rear of 89-90 Claypath, Durham



Report of Regeneration, Economy and Growth

Andrew Holtham, Property Management Team Leader, Corporate Property and Land.

Electoral division(s) affected:

Elvet and Gilesgate

Purpose of the Report

- 1 To declare surplus 66sq.mt of land to the rear of 89-90 Claypath Durham.

Recommendation(s)

- 2 Negotiations have been undertaken and an agreement has been reached to dispose of the land

Background

- 3 Peter Smith the freeholder of 89-90 Claypath in Durham city centre has received planning consent to convert and extend the existing buildings into a workshop and a refurbished retail unit for his existing tenant Durham City studios and provide a five bedroomed student accommodation unit.
- 4 In order to facilitate this development Mr Smith approached the council with a request to purchase a small area of land abutting the rear of his property. The land in question to be used as amenity space and for bin storage it will be fenced off as well as landscaped with hard standing paving and sympathetic planting. This will allow direct access from the rear of 89 Claypath for waste management and security.
- 5 The land is currently designated as public open space. A formal consultation process has been undertaken to change the use of the land to that of amenity space. No objections were received.
- 6 The proposed purchasers intended use of the land is for amenity space. It has therefore been agreed to restrict the lands use to 'amenity space / garden use' and valued on this basis.

- 7 If planning permission is received for any alternative use on the land within 80 years of the date of the date of sale completion, the County Council will be entitled to 80% of the future uplift of development value.

Conclusion

- 8 To declare surplus 66sq.mt of land to the rear of 89-90 Claypath Durham.

Author(s)

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Appendix 1: Implications

Legal Implications

N/A

Finance

Disposal will result in a capital receipt and associated legal and surveyors costs

Consultation

N/A

Equality and Diversity / Public Sector Equality Duty

N/A

Climate Change

N/A

Human Rights

N/A

Crime and Disorder

N/A

Staffing

N/A

Accommodation

N/A

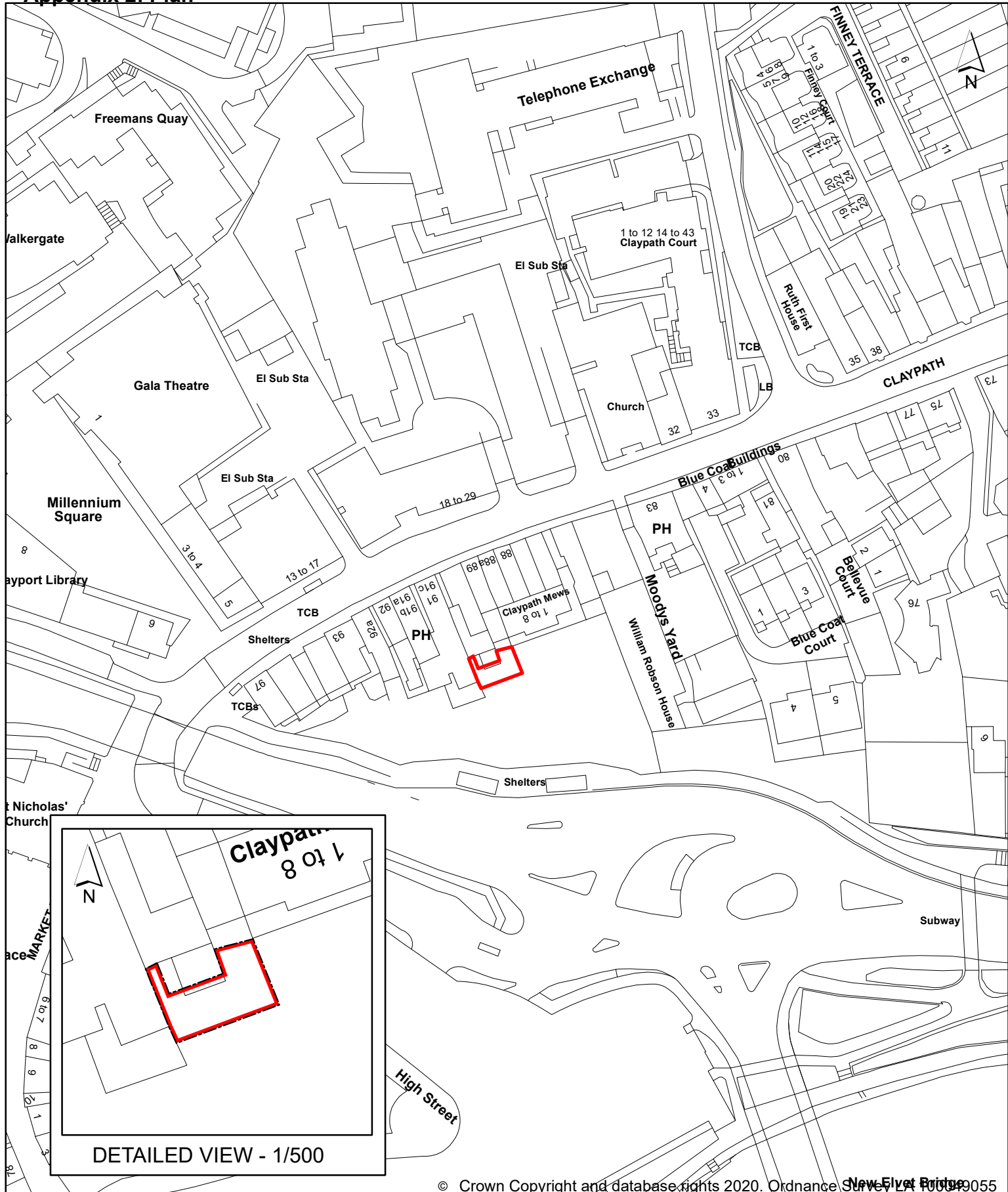
Risk

N/A

Procurement

N/A

Appendix 2: Plan



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DURHAM CITY, LAND TO THE REAR OF 89-90 CLAYPATH

Plan Ref : ARC-20-306. Scale : 1/1250

Total Area Coloured Red : 68.99 m² or thereabouts.

Based Upon O.S Map: NZ2742. Date : 28/08/20

UPRN : 50394S02, 50087S01



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